

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, JULY 25, 2017

**PUBLIC HEARING: 1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL - 1E07)**

THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE 4,264 M.C.S., AS AMENDED, WILL HOLD A PUBLIC HEARING ON JULY 25, 2017 IN THE CITY COUNCIL CHAMBER (CITY HALL - 1E07) ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS.

ZONING DOCKET 066/17 – Request by 301 Cherokee, LLC for a conditional use to permit a reception facility in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and an EC Enhancement Corridor Design Overlay District, on Square 390, Lots 1, 2, and A or Pt. 15-16 or Lots 2-B and A or Pt. 15-16 or Pts. 15 and 16, in the Third Municipal District, bounded by Saint Claude Avenue, Marigny Street, Marais Street, and Elysian Fields Avenue. The municipal addresses are 2231 Saint Claude Avenue and 1100 Marigny Street. (PD 7)

ZONING DOCKET 067/17 – Request by 5330 St. Claude, LLC for conditional uses to permit a gas station with the retail sale of packaged alcoholic beverages in an HU-MU Historic Urban Neighborhood Mixed-Use District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 337, part of Lot 2 and Lots 3 through 12 or Lot 35, in the Third Municipal District, bounded by Saint Claude Avenue, Andry Street, Egania Street, Alice Court, and North Rampart Street. The municipal address is 5330 Saint Claude Avenue. (PD 8)

ZONING DOCKET 068/17 – Request by City Council Motion M-17-230 for an amendment to Ordinance No. 13,780 MCS (Zoning Docket 038/89) to permit a specialty restaurant with drive-through facilities in a C-3 Heavy Commercial District, an SC Suburban Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District, on that portion of the site located on Parcel C-9, as well as portions of Parcels C-8 and C-10, in Section C, Elmwood Subdivision, in the Fifth Municipal District, generally bounded by Holiday Drive, General DeGaulle Drive, the extension of Memorial Park Drive, and Williams Street. The municipal address is 3400 Holiday Drive. (PD 12)

ZONING DOCKET 069/17 – Request by City Council Motion M-17-299 for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District, on Square 101, Lot 3 or an undesignated lot. Also a request by GPD-839 Jackson Ave, LLC for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District, on Square 101, Lot A or an undesignated lot, a 4' common alley, and the rear portion of another undesignated lot, as well as a conditional use to permit commercial short term rentals in an HU-

B1A Historic Urban Neighborhood Business District, on Square 101, Lots 1, 2, 3 or an undesignated lot, A or an undesignated lot, a 4' common alley, and the rear portion of another undesignated lot. The municipal address of the structure affected by the City Council-initiated zoning change is 837 Jackson Avenue. The municipal addresses of the structure affected by the GPD-839 Jackson Ave, LLC-initiated zoning change is 2130-2130 Laurel Street. The municipal addresses of the structures included in the conditional use request are 837-839 Jackson Avenue and 2130-2132 Laurel Street. (PD 2)

ZONING DOCKET 070/17 – Request by City Council Motion M-17-305 for a conditional use to permit retail sales of packaged alcoholic beverages in a gas station in a C-2 Auto-Oriented Commercial District, an SC Suburban Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District (as contemplated under Zoning Docket 039/17), to consider any waivers or other requirements necessary for the gas station pursuant to the requirements of the Comprehensive Zoning Ordinance, and to consider the rescission of Ordinance No. 12,672 MCS (Zoning Docket 047/88) on an undesignated square or Square 1, Parcel 1, Prosper Marigny and Cazelar Plantations, in the Fifth Municipal District, bounded by General De Gaulle Drive, Westpark Drive, Westbend Parkway, and Cypress Acres Drives. The municipal addresses are 3500-3510 General De Gaulle Drive. (PD 12)

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE 4,264 MCS AS AMENDED, WILL HEAR PROPONENTS AND OPPONENTS TO THE ABOVE PROPOSED CHANGES TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS. ALL INTERESTED PARTIES ARE ENCOURAGED TO ATTEND AND ALL RELEVANT COMMENTS CONCERNING THE PROPOSED CHANGES ARE ENCOURAGED. THE CPC HAS ESTABLISHED PUBLIC HEARING RULES WITHIN ITS ADMINISTRATIVE RULES, POLICIES, & PROCEDURES, WHICH ARE AVAILABLE ON THE CPC WEBSITE: WWW.NOLA.GOV/CPC. YOU MAY ALSO SUBMIT WRITTEN COMMENTS TO THE EXECUTIVE DIRECTOR IN ADVANCE BY MAIL (1300 PERDIDO STREET, 7TH FLOOR, NEW ORLEANS, LA 70112) OR EMAIL CPCINFO@NOLA.GOV. ALL WRITTEN COMMENTS MUST BE RECEIVED BY CLOSE OF BUSINESS ON THE MONDAY, EIGHT DAYS PRIOR TO THE HEARING DATE.

July 5, July 12, and July 19, 2017

Robert Rivers, Executive Director

RDR/skk